

Form 5009—118 Real Estate Contract

AGREEABLE, REC'D. NOV. 28, 1988

APPROVED BY THE IOWA REAL ESTATE ASSN. NOV. 1988

This Agreement, Made and entered into this 1 day of February, A. D. 1988, by and between
Delbert E. Brelsford and Ferne A. Brelsford

of the County of Boone and State of Iowa, Seller and Leonard John Gosch and
Norene N. Gosch

of the County of Polk and State of Iowa, Buyer:

WITNESSETH, That the Seller, upon the performance of the agreements of the Buyer as hereinafter mentioned, agrees to sell to the Buyer, and the Buyer, in consideration of the premises, hereby agrees to and with the Seller, to purchase the following described real estate situated in the County of Dallas and State of Iowa, to-wit:

Northeast quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$)
Section thirteen (13) Beaver Twp. Range 27 West of the
5th PM

for the sum of Sixty thousand and 00/100 ----- DOLLARS (\$60,000), payable as hereinafter stipulated to the Seller, his heirs or assigns, at Perry, Iowa, as follows: Six thousand and 00/100 ----- Dollars (\$6,000) on the execution of this agreement, receipt of which is hereby acknowledged, and the balance of Fifty four thousand and 00/100 ----- Dollars (\$54,000), and interest thereon as hereinafter provided, as follows, to-wit: Annual principal payments of \$10,800 plus interest on the unpaid balance at the current Federal Land Bank rate due on February 1 of each year starting 2/1/89 and yearly payments thereafter until paid in full, No prepayment penalty. n/a Dollars (\$ n/a), or more, plus one-twelfth of the annual taxes and insurance, payable on or before the n/a day of each and every month beginning n/a until all of said principal sum and interest on every part thereof at the rate of n/a per cent per annum from n/a n/a, payable monthly, is fully paid; said payments to be applied first in payment of all interest then accrued on the remainder of said principal sum.

Buyer shall be entitled to possession of said premises on February 1, A. D. 1988, and thereafter so long as he shall perform the obligations of this contract.

Buyers shall have option to purchase adjoining 75 acres (W $\frac{1}{2}$ NE $\frac{1}{4}$) Sec. 13 at the completion of this contract or before but the Sellers will also be given the first right of refusal on option. Mutual agreement would be made on purchase price.

1. The Buyer hereby agrees that no improvements placed upon said premises shall be removed or destroyed during the life of this contract; and agrees also to pay all taxes and assessments that may later be assessed against said property as they become due or before they become delinquent, including the taxes for the year 1987, due and payable in the year 1989.

2. And it is further agreed that the Buyer shall keep all buildings on and hereafter placed upon said premises constantly insured against loss or damage by fire, lightning and windstorm, for the sum of n/a and in such insurance companies as may be approved by the Seller, for the benefit of the said Seller, such insurance policies to be written in the name of the title holder and placed in his keeping; and that said Buyer shall keep the buildings and other improvements on the said premises in good and reasonable repair; and that said Buyer shall not make any material alterations in said premises or create any lien thereon without the written consent of the said Seller, or permit the said premises or any part thereof to be used for any unlawful purpose.

3. In default of the Buyer paying such taxes and assessments, effecting insurance and making necessary repairs, as herein stipulated, the Seller may elect to pay such taxes, effect insurance and make necessary repairs, and all sums so expended, shall be due and payable on demand; or such sums so expended may, at the election of the said Seller be added to the principal amount due hereunder and bear a like rate of interest.

4. But in the event, the Buyer fails to make the payments aforesaid, either principal or interest or any part thereof, as the same becomes due, or fails to pay the taxes and assessments or any part thereof, levied upon said property or assessed against him, before they or any of them become delinquent, or fails to keep the property insured and in reasonable repair as herein stated or to the cause of any liens or judgments being placed against the property, or fails to perform any of the agreements herein made or required, the time and times of all payments and performances herein provided for being of the essence of this contract, then in any of said events the Seller, in addition to any and all remedies or rights of action which he may now have at law or in equity, shall have the right, at his option, and upon serving a thirty days' notice as provided by the Statutes of Iowa, to declare this contract null and void, in which case all the rights and interest hereby acquired or existing in favor of the said Buyer, his heirs, representatives or assigns, derived directly or indirectly from or under this contract, shall be forfeited and shall utterly cease and terminate, and the property above described shall immediately revert to and revert in the said Seller as absolutely, fully and perfectly as if this contract had never been made, without any right of said Buyer for reclamation or compensation for money or property paid or improvements made, but such payments or improvements, if any, shall be taken by said Seller as compensation for the use of said property, or as liquidated damages for the breach of this contract; and if the Buyer, or any other person or persons shall be in the possession of said real estate or any part thereof, he or they will peaceably remove therefrom, or in default thereof he or they may be treated as tenants holding over unlawfully after the expiration of a lease, and may be ousted and removed as such by an action of forcible entry and detainer and it is agreed that the municipal court shall have jurisdiction in said action.

5. In case the Buyer defaults in making any of the payments herein provided for a period of thirty days the said Seller may, without further notice, declare the entire amount of the balance unpaid hereunder, immediately due and payable, and thereafter, at the option of the Seller, a receiver may be appointed to take charge of said premises and collect the rents and profits thereof, to be applied as may be directed by the Court.

6. This contract shall be performed by the Buyer, his heirs, representatives or assigns, at Des Moines, Iowa, and any suit brought by the Seller may be brought in Des Moines. Whenever any action, either at law or in equity, is brought on this contract by the Seller, then said Buyer agrees to pay a reasonable attorney's fee to the attorney of the said Seller, to be taxed as part of the costs of the suit, and further agrees that any Justice of Peace may have jurisdiction hereto to the amount of \$300.

7. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said Seller to require prompt payment of any subsequent installment of principal or interest, or to declare a forfeiture for non-payment thereof.

8. But if all said sums of money, interest and taxes are paid, as aforesaid, promptly at the times aforesaid, and all agreements on the part of the Buyer have been complied with, the Seller will, on receiving all said money and interest, and upon the surrender of the duplicate of this contract, execute and deliver or cause to be executed and delivered, to said Buyer, his heirs or assigns, a good and sufficient warranty deed conveying said premises in fee simple, subject, however, to all taxes and assessments, payment of which has been assumed by the said Buyer, and to all liens and encumbrances imposed on said premises by the said Buyer or his assigns, which deed shall contain the same building restrictions, and other reservations, if any, contained in this contract or now of record, and the said Seller will then also furnish said Buyer with a merchantable abstract of title beginning with the Government patent, showing a good and merchantable title to said premises in grantor. The cost of all entries shown on said abstract of title subsequent to date aforesaid, to date hereof, which are not occasioned by the said Seller, shall be added to the balance due hereunder.

9. It is understood that Buyer has examined the abstract of title to said property at this time and has approved said abstract to the date of this contract. 10. It is further understood and agreed by the Buyer, and this act is made upon the express condition that, the vendor, his heirs, legal representatives or assigns, may, and hereby reserves the right to, at any time, mortgage said premises, to any loan company for any amount not exceeding the then unpaid part of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the requirements of this contract without Buyer's consent. Any such mortgage is hereby expressly consented to and authorized by the Buyer, who further agrees to sign all necessary papers in the execution of said mortgage, which he agrees shall be a lien upon said premises paramount and superior to any rights in said property acquired by the purchaser by virtue of this contract; at an interest rate and upon terms of amortization no more onerous than provided in this contract without Buyer's consent.

11. When a first mortgage loan on said premises shall be negotiated by either party hereto, for the amount due hereunder, the Buyer agrees to execute and deliver such mortgage, and the Seller upon receipt of such sum agrees to execute and deliver deed to the said Buyer; or when the said Buyer shall have reduced the amount due hereunder to the amount of any existing mortgage on said premises and accrued interest, if any, said Buyer shall assume and pay according to its terms said mortgage and receive deed to said premises subject thereto; or the said Seller may reduce or pay off such mortgage. Seller shall pay all interest and payments becoming due on any encumbrance on said premises during the life of this contract, and should the said Seller fail to pay the interest or payments on any encumbrance on said premises, the said Buyer may pay such interest or payments and shall receive credit hereon for the amount so paid.

12. The Seller covenants and agrees that he will collect no money hereunder beyond the amount of the value of his equity in said real estate; and if said Seller shall hereafter collect or receive any money hereunder beyond the amount of value of his said equity he shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyer and for his use and benefit.

13. It is further agreed that the stipulations herein shall apply to and bind the heirs, executors, administrators and assigns of the respective parties, and all assignees shall be held personally liable for the payment of the above sum of money and for the performance of all the agreements herein contained. In case of the assignment of this contract by either party, prompt notice shall be given to the other party. The liability of the buyer under this contract shall not cease or be terminated by the assignment of this contract by the Buyer, unless such liability is specifically released by the Seller by a writing to such effect, signed by the Seller, and this contract shall be consideration therefor.

Executed in triplicate

Leonard J. Gosch
Leonard John Gosch
Norene N. Gosch

Delbert E. Brelsford
Delbert E. Brelsford
Ferne A. Brelsford

WEEKEND DEED FILED 4-10-91 CLK. 696 Pg. 448

REAL ESTATE CONTRACT

BETWEEN

Delbert E. and Ferne A. Brelsford

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Leonard John and Norene N. Gosch

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CONTRACT ACKNOWLEDGEMENT

STATE OF IOWA
County of Dallas } ss.

On this 1 day of February, A. D. 1988 before me, Mardelle Meacham, a Notary Public
in and for the County of Dallas, State of Iowa, personally appeared Delbert E. and Ferne A.
Brelsford, Leonard John & Narene N. Gasch
to me known to be the person s named in and who executed the
foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

MARCELLE MEACHAM

~~Mardelette Meacham~~ Notary Public in and for Dallas County, State of Iowa.

CONVEYANCE OF INTEREST

For a good and valuable consideration, receipt of which is hereby acknowledged,

do hereby quit claim, sell, assign and transfer all.....right, title and interest in and to the within contract and to the real estate de-
scribed therein to.....who by.....acceptance of this
assignment agree to perform all of the obligations by.....agreed to be performed. And the said.....
.....hereby relinquish.....rights of dower and homestead in and to
the real estate described in said contract.

Accepted this _____ day of _____, 19_____.

STATE OF IOWA }
County of _____ } **ss.**

On this _____ day of _____, A. D. 19____ before me, _____,
a Notary Public in and for the County of _____, State of Iowa, personally appeared _____
_____, to me known to be the person _____ named in and who executed the
foregoing instrument, and acknowledged that _____ executed the same as _____ voluntary act and deed.

Notary Public in and for

County, State of Iowa